



LAND SUBDIVISION COMMITTEE MEETING MINUTES
May 8, 2014

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
Nate Bottom, Vice-Chairman	Steve Keenan
Mike Johnson	
Chris Richmond	
John Harris	Others
Lori Williams	Steve Walker
Brian Wright	Fred Coombe
Paul O'Shea	Corky Joyner
Steve Hall	James Taylor
Kenneth Springs	
Elliott McKinley	

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the April 3, 2014

Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached.

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business. A reminder was given that the next Committee meeting will be in the County Board Chambers because of the library book sale.

- **ADJOURNMENT**

The meeting adjourned at 1:44 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2014-04

CENSUS TRACT # 29

NAME OF SUBDIVISION: Wabash Place f/k/a Wabash Market Place II – Final Plat

JURISDICTION: City

DATE OF MEETING: May 8, 2014

OWNER: Realty Acquisitions Group, Ltd.

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SW ¼, Sec. 7, T15N, R5W – Southeast corner of Wabash Avenue and Drawbridge Road

3.537 **Acres** 3 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Lori Williams

VOTE: Unanimous

Steve Walker presented the final plat. He said three lots would be created.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit final covenants. He said the applicant shall provide the document number for the existing water main easement. Zeibert said the applicant shall clarify the bracketed dimensions on the plan. He said the applicant shall call Lot 1000 open space/drainage/utility. Zeibert asked what BMPs the applicant will use to filter or slow down the water before it goes into the stream. Walker said rip rap and erosion control measures. Zeibert asked about the grass. Walker said some of the grass will remain, but the site drains from Lots 1 & 2 to the creek without much grass in-between. Zeibert asked if rip rap will be the only thing that works. He said if there are other measures the applicant can use, please look into it.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Mike Johnson, CWLP-Water, said the water service line to Lot 1 shall have an easement.

Gregg Humphrey, Springfield Metro Sanitary District, said label Lot 1000 for a utility easement to allow service connections to the sanitary sewer.

Nate Bottom, City Engineer, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall add boundary corner coordinates to four decimal places. She said Illinois State Plane Coordinates, NAD 83 West Zone, are preferred. Williams said the applicant shall add the bearing calls from all POC to all POB on the face of the plat. She said the applicant shall add the signature and seal of a PLS.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

James Taylor, Sherwood subdivision resident, addressed the Committee. He said the traffic from the increased commercial development to the east and west on Drawbridge is bad. Taylor said many lost drivers drive onto Drawbridge. He said the traffic circulation into the area with Jersey Mikes, Qdoba, etc should be improved. Taylor said he has almost been hit on more than one occasion sitting on Drawbridge at the light waiting to turn left onto Wabash Avenue. He said the lights need to be made a lot more visible to traffic. Taylor said until recently the amount of trash in the area behind Jersey Mike's/Qdoba area was terrible. He said the trash bags were bad. Taylor said the new owners should be good neighbors and clean up after themselves. He said the area has been cleaned up during the last few weeks. Taylor said the grass should be cut and the landscape kept looking neat. He said the neighboring residents keep their lawns looking nice and the entrance to the subdivision should also reflect the same standard as the residences.

Nate Bottom made a motion to approve the final plat, subject to:

- 1) Submitting final covenants;
- 2) Providing the document number for the existing water main easement;
- 3) Clarifying the bracketed dimensions on the plan;
- 4) Calling Lot 1000 open space/drainage/utility;
- 5) Adding a water easement for Lot 1;
- 6) Labelling Lot 1000 for a utility easement to allow service connections to the sanitary sewer;
- 7) Adding boundary corner coordinates to four decimal places;
- 8) Adding the bearing calls from all POC to all POB on the face of the plat; and,
- 9) Adding the signature and seal of a PLS.

Lori Williams seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1994-50

CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Deerfield Subdivision – 11 th Addition – Lot 187 – Partial Plat of Easement Vacation
JURISDICTION:	City
DATE OF MEETING:	May 8, 2014
OWNER:	Oak Park Estates, L.L.C.
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. SW ¼, Sec. 2, T15N, R6W – East side of Tern Place, north of Savoy Drive
	0.039 Acres 1 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Lori Williams
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Steve Walker presented the partial plat of easement vacation. He said Greenbriar was previously platted to go along the north part of Deerfield subdivision. Walker said the road was moved further north. He said the next two items, i.e. the partial plat of easement vacation and the partial plat of vacation, clean up some items on Lot 187 that assumed Greenbriar would be adjacent.

Joe Zeibert, Regional Planning Commission, had no comments.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Mike Johnson, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall expand the subdivision land legal description to include a section, township, range, and principal meridian, and if applicable, lot, block, and name of subdivision. She said the applicant shall show the area of the survey to the nearest thousandth on the face of the plat. Williams said the applicant shall add the signature and seal of a PLS.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Lori Williams made a motion to approve the partial plat of easement vacation, subject to:

- 1) Expanding the subdivision description;
- 2) Showing the area of the survey to the nearest thousandth on the face of the plat;
and,
- 3) Adding the signature and seal of a PLS.

Kenneth Springs seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1994-50

CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Deerfield Subdivision – 11 th Addition – Lot 187 – Partial Plat of Vacation				
JURISDICTION:	City				
DATE OF MEETING:	May 8, 2014				
OWNER:	Oak Park Estates, L.L.C.				
ENGINEER:	Martin Engineering				
DESCRIPTION:	Pt. SW ¼, Sec. 2, T15N, R6W – East side of Tern Place, north of Savoy Drive				
	<table border="0" style="width: 100%;"><tr><td style="width: 20%; text-align: center;">N/A</td><td style="width: 20%; text-align: center;">Acres</td><td style="width: 20%; text-align: center;">1</td><td style="width: 20%; text-align: center;">Lots</td></tr></table>	N/A	Acres	1	Lots
N/A	Acres	1	Lots		
MOTION TO RECOMMEND:	Approve, Subject To				
BY:	Lori Williams				
2ND BY:	Brian Wright				
VOTE:	Unanimous				

Steve Walker presented the partial plat of vacation. He said the purpose of the plat is to vacate a note pertaining to driveway access for the old alignment of Greenbriar that no longer applies.

Joe Zeibert, Regional Planning Commission, said the applicant shall key in the line with two dots.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Mike Johnson, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall expand the subdivision land legal description to include a section, township, range, and principal meridian, and if applicable, lot, block, and name of subdivision. She said the applicant shall add the signature and seal of a PLS.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Lori Williams made a motion to approve the partial plat of vacation, subject to:

- 1) Keying in the line with two dots;
- 2) Expanding the subdivision land legal description to include a section, township, range, and principal meridian, and if applicable, lot, block, and name of subdivision; and,
- 3) Adding the signature and seal of a PLS.

Brian Wright seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1994-17

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Mill Creek Estates, Phase II – Plat 6 – Final Plat
JURISDICTION:	City
DATE OF MEETING:	May 8, 2014
OWNER:	INB Trust 01-010
ENGINEER:	Coombe-Bloxdorf
DESCRIPTION:	Pt. SW ¼, Sec. 1, T15N, R6W – South side of Greenbriar Road, east of West Road Drive
	6.280 Acres 15 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Lori Williams
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Fred Coombe presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit final covenants. He said the applicant shall key in the dashed line. Zeibert said the applicant shall ensure that note 8 pertaining to side yard setbacks is in the covenants as well. He asked if the construction plans were approved. Coombe provided a letter from the Office of Public Works that the construction plans were approved. There was some discussion about sewers. Coombe said the sewers are already in for Plat 6. Brian Wright asked how much of the Plat 7 infrastructure would be done. Coombe said none at this time. He said the owners decided the lots in Plat 6 were enough for now.

Kenneth Springs, citizen member, had no comments.

Elliott McKinley, Springfield Park District, had no comments.

Brian Wright, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Mike Johnson, CWLP-Water, said CWLP will need to check to see if adequate fire protection can be provided. He said CWLP would prefer to have the 10-inch water main looped to Strawberry Lane during the Plat 6 construction. Coombe asked about a cost formula.

Johnson said there may not be adequate pressure to the far fire hydrant in Plat 6 without looping the main to Strawberry Lane. Coombe asked if an easement would be required. Johnson said an easement will be required.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, City Engineer, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall add the date of completion of the fieldwork. She said the applicant shall dimension the easements to the nearest hundredth of a foot. Williams said the applicant shall add the signature and seal of a PLS.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Lori Williams made a motion to approve the final plat, subject to:

- 1) Submitting final covenants;
- 2) Keying in the dashed line;
- 3) Ensuring that note 8 pertaining to setbacks is in the covenants as well;
- 4) Providing a water main easement to CWLP satisfaction;
- 5) Adding the date of completion of the fieldwork;
- 6) Providing dimensions for the easements to the nearest hundredth of a foot; and,
- 7) Adding the signature and seal of a PLS.

Kenneth Springs seconded the motion and the vote was unanimous.